

Worksession

Agenda Item #	2
Meeting Date	May 4, 2009
Prepared By	Ilona Blanchard Community Development Coordinator
Approved By	Barbara B. Matthews City Manager

Discussion Item	Discussion of New Hampshire Avenue Car Wash Development Project (6450 New Hampshire Avenue)
Background	<p>6450 New Hampshire Avenue LLC is proposing the construction of a 3,026 sq. ft. car wash at 6450 New Hampshire Avenue. Due to the nature of the project, the property owner is required to submit a preliminary plan for review by Montgomery County's Park and Planning Development Review Committee (DRC). The DRC is scheduled to meet on May 11 when County and City staff comments on the preliminary plan (subdivision) will be provided to the 6450 New Hampshire LLC. This worksession is being held in preparation for this DRC meeting. The comments provided by the Council will be forwarded to the DRC and are an important component of the review process.</p> <p><u>Project Description</u></p> <p>6450 New Hampshire LLC is proposing to build a car wash on a 12,092 square foot site located between New Hampshire Avenue and Sligo Mill Road, adjacent to Orchard Avenue. The building, 3,026 square feet in size, will be located along the southern edge of the property and will front New Hampshire Avenue. When completed, the total operations will occupy 10,905 square feet of the site.</p> <p>The majority of the site will be paved, with 11% of the property set aside as a green area, and just over 1,100 square feet dedicated to right-of-way on New Hampshire Avenue and Sligo Mill Road. A sidewalk is proposed along the building edge on the east and north side. The entire frontage of the site - just under 60 feet long on New Hampshire Avenue - is proposed to be entirely used for vehicular access.</p> <p>The preliminary plan indicates that the four trees currently located on the property will be removed. The plan does not provide for their replacement.</p> <p><u>Current Site Conditions</u></p> <p>The existing site is undeveloped and currently grassy with four trees: three maple - undetermined type - and one box elder. The site is a high point with water draining to Sligo Mill Road and New Hampshire Avenue.</p> <p><u>Adjoining Land Uses</u></p> <p>This site is located in the Pinecrest neighborhood and the Maryland Gateway commercial district. This portion of Sligo Mill Road has mainly service related offices and construction businesses. Located along New Hampshire Avenue, a heavily trafficked regional highway, are a series of office buildings, strip center developments and car oriented businesses. Residential uses are located south of the</p>

	<p>property on Sligo Mill Road, and a community garden is planned for the Sligo Mill Overlook Park kitty corner across Orchard Avenue. Orchard Avenue stops at Sligo Mill Road and does not continue through to New Hampshire Avenue.</p> <p><u>Zoning</u></p> <p>The site is zoned C-2 with a Commercial Revitalization Overlay Zone. A car wash is a special exception use on the site.</p> <p><u>Stormwater Management</u></p> <p>The proposed stormwater management system submitted by the developer includes the storage of water in a stone trench with controlled release to the public storm drain system at the pre-developed rate. Provisions will be made for up to and including a ten year storm event, as per the City's requirements.</p> <p><u>Required Permits and Plans</u></p> <p>The developer will not be asked to provide an application for a stormwater permit, a tree protection plan, or a tree removal plan until their site plan is near approval. It is expected that staff will continue to meet with the developer as well as with interested community members as the application moves forward.</p> <p><u>Review Standards</u></p> <p>The following standards, codified by City and County Ordinance or incorporated in approved master plans and other planning documents, and detailed in the accompanying attachment serve as the basis for staff analysis and Planning Board review and should be considered by the Council in its review of the preliminary plan for the proposed project.</p> <ul style="list-style-type: none"> • Subdivision Regulations • Commercial Revitalization Overlay Zone • Takoma Park 2000 Master Plan (Adopted December 2000) • New Hampshire Avenue Concept Plan (Adopted November 3, 2008)
Policy	<p>The Memorandum of Understanding between the City and the Montgomery County Planning Board establishes a coordinated review process for subdivision (preliminary plan) and site plan applications in Takoma Park. Development of commercial property in the City that is greater than 1,000 square feet is required to go through the site plan review process.</p> <p>A two-thirds majority vote of the Planning Board is required to take any action relating to land use planning within the City that is contrary to a Resolution of the Mayor and City Council.</p>
Fiscal Impact	NA

Attachments	<ul style="list-style-type: none"> • Preliminary Plan Review Standards - 6450 New Hampshire Avenue • Preliminary Plan • Forest Conversation Exemption • Stormwater Management Concept • Traffic Impact Analysis
Recommendation	Discuss preliminary plan and comment.
Special Consideration	This project will also be required to go through a special exception and site plan process.

PRELIMINARY PLAN REVIEW STANDARDS

6450 New Hampshire Avenue, Takoma Park MD

The following standards, codified by City and County Ordinance or incorporated in approved master plans and other planning documents, should be considered in the review of the proposed project.

Subdivision Regulations - Sec. 50-35

(1) Relation to Master Plan. In determining the acceptability of a preliminary plan submitted under this Chapter, the Planning Board must consider the applicable master plan, sector plan, or urban renewal plan. A preliminary plan must substantially conform to the applicable master plan, sector plan, or urban renewal plan, including maps and text, unless the Planning Board finds that events have occurred to render the relevant master plan, sector plan, or urban renewal plan recommendation no longer appropriate.

(2) Where a site plan is required, in addition to the requirements of this Chapter, the preliminary plan of subdivision must specify that no clearing or grading can occur prior to approval of the site plan unless otherwise specified in the approval of the preliminary plan of subdivision.

(3) In approving a preliminary plan or site plan, the Board may, with the consent of the Departments of Transportation and Permitting Services, require a developer to provide a reasonable amount of off-site sidewalks or sidewalk improvements. Off-site sidewalks or sidewalk improvements may be required to provide necessary connections from the proposed development to an existing sidewalk, an existing or proposed bus or other public transit stop, or a public facility that either exists or is recommended in the area master plan, that the Board finds will be used by residents or users of the development, or for handicapped access. The developer must not be required to obtain any right-of-way to build or improve a sidewalk.

Commercial Revitalization Overlay Zone

The purpose of the Takoma Park/East Silver Spring commercial revitalization overlay zone is to:

- (1) foster economic vitality and attractive community character in areas needing revitalization;
- (2) promote an enhanced pedestrian environment and an improved circulation system to pedestrians and bicycles as well as motor vehicles;
- (3) ensure consistency with the master plan vision for specific existing commercial areas; and
- (4) provide for the combination of residential with commercial uses.

The procedures for Planning Board approval of projects located within the Commercial Revitalization Overlay Zone are modified to require the following additional findings:

- (a) the site plan is consistent with the recommendations in the applicable master or sector plan for the area;
- (b) the site plan meets all of the purposes and requirements of this overlay zone as well as the applicable requirements of the underlying zone; and
- (c) each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development

Takoma Park 2000 Master Plan

Vision

The vision for the Maryland Gateway at Eastern and New Hampshire Avenues is to serve as a highway commercial gateway area that also provides neighborhood retail service to area residents.

The plan envisions increased neighborhood retail service in this area, but improvements to pedestrian access are needed. The area should be upgraded with a gateway treatment at Eastern Avenue and a boulevard streetscape treatment along New Hampshire Avenue.

Recommendations

- Consider future improvements to the area, such as:
 - a) Better lighting and customer safety in the area.
 - b) Gateway enhancements, creating an attractively designed entry area to Montgomery County.
 - c) Streetscape improvements.
 - d) Enhanced pedestrian crossings.
- Consider reduction of building setbacks at the time of Site Plan Review, to provide for consistency with an existing building line of street-oriented retail.
- Include street-oriented commercial uses on the first floor of all buildings . . . to realize the City's economic development goals.
- Improve permeability of surface parking areas with green space that increases infiltration.
- Acquire right-of-way to the full 150-foot standard to provide adequate space for landscaping and sidewalks. Purchase the land or acquire it through dedication-at-redevelopment.
- Provide tree-lined sidewalks, landscaped medians, and street trees in wide panels separating

sidewalks from traffic. Provide on-road bikeways and “shared use paths” (8-foot-to 10-foot-wide sidewalks) on both sides.

- Provide primarily neighborhood serving uses that are compatible with confronting housing along Sligo Mill Road.
- Apply site development guidelines, to provide a path between Sligo Mill Road and New Hampshire Avenue at Orchard Avenue, through dedication or acquisition of an easement or right-of-way.

New Hampshire Avenue Concept Plan

Recommendations:

- Redevelop commercial properties where buildings are under three stories tall. Build new mixed-use buildings along New Hampshire Avenue.
- Diversify. Add more mixed and upper income housing and Class A office space, with street level restaurants and convenience retail.
- Create connections. Extend Orchard Avenue to create a new intersection with New Hampshire Avenue.
- Relocate auto service business. Allow existing gas stations to relocate to the corner of an extended Orchard Avenue or Sheridan Street and develop with a more urban character so they may service through traffic when the boulevard is constructed.
- Neighborhood compatible development. Build medium-density residential structures on Sligo Mill Road that emulates the architectural features of traditional single-family homes within the Pinecrest residential neighborhood.



VICINITY MAP
SCALE: 1" = 2000'

WSSC BENCHMARK
SAN. MH# 06011159 U
ON ORCHARD AVE.

FLOOD ZONE "C"
FEMA PANEL 240049 0200 B

PINECREST SUBDIVISION
- BLOCK 2
NEAR TAKOMA PARK

GENERAL NOTES

- 1- THE BOUNDARY HAS BEEN COMPILED FROM EXISTING DEEDS AND PLATS RECORDED AND THE 1890 PLAT RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 2- THIS PLAN IS A PROPOSED SUBDIVISION OF PARCEL 885 AN UNRECORDED PARCEL AS SHOWN ON TAX MAP JN51, LIBER 13254 FOLIO 587.
- 3- TOPOGRAPHY HAS BEEN DERIVED FROM FIELD RUN SURVEYS AND CONTOURS ARE BY WOOD DATUM. BEARINGS SHOWN ARE ROTATED TO MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83.
- 4- WATER CATEGORY IS W-1, SEWER CATEGORY IS S-1.
- 5- THIS PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SEWER.
- 6- THE PROJECT SITE IS WITHIN THE SUCCO CREEK WATERSHED-CLASS I.
- 7- EXISTING ZONE IS C-2.
- 8- THE PROPERTY IS SUBJECT TO THE COMMERCIAL REVITALIZATION OVERLAY ZONE.

ZONING REQUIREMENTS		
ZONING DESIGNATION	REQUIRED	PROPOSED
FRONT SETBACK	10 FT	49.37 FT
SIDE SETBACK	N/A	0
REAR SETBACK	N/A	29.37 FT
BUILDING HEIGHT (NUMBER OF STORY)	3 (MAXIMUM)	1
FLOOR AREA RATIO	1.5 (MAXIMUM)	0.28
GREEN AREA	10% (MINIMUM)	11%

- 6- SITE TOTAL AREA IS 12,092.0 Sq.Ft (0.2776 AC)
7- DEDICATION AREA IS 1,187.0 Sq.Ft (0.027 AC).
8- SITE NET AREA IS 10,905.0 Sq.Ft (0.25 AC).
9- PROPOSED BUILDING USE - CAR WASH
10- PROPOSED BUILDING AREA = 3028.0 Sq.Ft

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THE TOPOGRAPHIC SURVEY SHOWN HEREON IS CORRECT; THAT THE BOUNDARY INFORMATION IS CORRECT BASED UPON EXISTING DEEDS AND PLAT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND IS SUBJECT TO CHANGE UPON COMPLETION OF SURVEY OR ADDITIONAL INFORMATION.

DATE: _____

ANDREW HUSBANDS
PROFESSIONAL LAND SURVEYOR
MD. LIC. NO. 21188

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

OWNER/APPLICANT:
MR. CLAUDIO JOSEPH
MCS CONSTRUCTION
5020 WISCONSIN AVE N.W.
WASHINGTON D.C. 20815
301-984-0303 (PH)
202-326-0100 (FAX)

PRELIMINARY PLAN
PARCEL 885
MONTGOMERY COUNTY, MARYLAND

DATE	12/15/08
SHEET	1 OF 1
JOB No.	06-035

6450 NEW HAMPSHIRE AVENUE
TAKOMA PARK

WCG ✓
ENGINEERS
SURVEYORS
CONSULTANTS
4200 FORBES BOULEVARD
LANHAM, MARYLAND 20706
(301) 429-1750 429-1757 (FAX)

DRAWN	F.K.
DESIGNED	
CHECKED	A.HUSBANDS
SCALE	1" = 20'

No.	DESCRIPTION	NAME	DATE

SCALE: 1" = 20'

LEGEND

PEPCO MANHOLE
SEWER MANHOLE
TELEPHONE MANHOLE
WATER MANHOLE
FIRE HYDRANT
GAS VALVE
LIGHT POLE
UTILITY POLE
WATER METER
WATER VALVE
MONITORING WELL
ELECTRIC POWER LINE
GAS LINE
SEWER LINE
TELEPHONE LINE
WATER LINE
CHAIN LINK FENCE
OVER HEAD ELECTRIC WIRE
WINDOW WELL
TREE SPACE
LIMIT OF DISTURBANCE

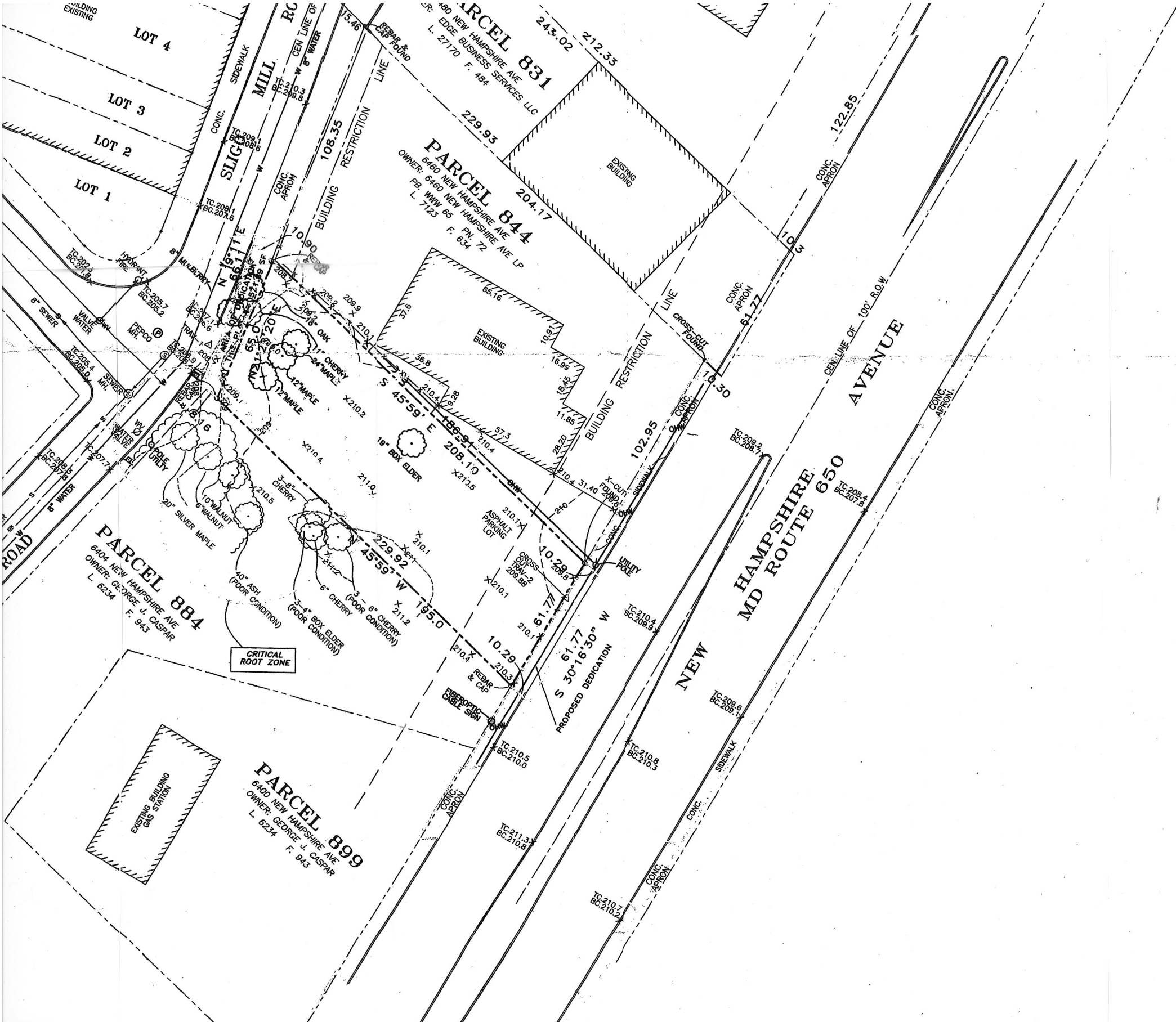
UTILITY COMPANIES

POTOMAC ELECTRIC POWER CO.
701 9th STREET, N.W.
WASHINGTON D.C. 20068
202-331-8237

GAS SERVICE
WASHINGTON GAS COMPANY
6801 INDUSTRIAL RD
SPRINGFIELD VA 22151
703-751-1000

TELEPHONE SERVICE
VERIZON
3901 CALVERTON BOULEVARD
BELTSVILLE, MD. 20705
301-595-6052

SEWER & WATER SERVICE
W.S.S.C.
14501 SWEETZER LANE
LAUREL, M.D.



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Forest Conservation (FC Exemption) ☒

Tree Save Plan ☐

APPROVED

FC Exemption No. 4-071636

Signature *[Signature]* Date 2/16/07

Site conditions have not been field-verified
as part of this approval.

GENERAL NOTES:

1. THE BOUNDARY HAS BEEN COMPILED FROM EXISTING DEEDS AND PLATS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
2. TOPOGRAPHY HAS BEEN DERIVED FROM A FIELD RUN SURVEY CONTOURS ARE SHOWN AT A ONE FOOT INTERVAL.
3. W.S.S.C. WATER & SEWER CATEGORY IS W-1- AND S-1. THIS PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SEWER.
4. EXISTING ZONE IS C-1
5. SETBACK REQUIREMENTS:

FRONT	10' (MIN.)
SIDEYARD	10' (MIN.)
REAR YARD	NOT REQUIRED
LOT WIDTH	NOT REQUIRED
6. THIS PLAN IS A PROPOSED SUBDIVISION OF PARCEL 885 A TAKOMA PARK TAX MAP JN 51 TAX ID. 03170085.
7. AREA TABULATION.

TOTAL AREA	12,093 S.F. OR 0.278 AC.
TOTAL AREA OF DEDICATION	1,188 SF. OR 0.027 AC.
TOTAL AREA OF PLAT	10,903.46 S.F. OR 0.250 AC.
8. NUMBER OF LOT PROPOSED = 1(ONE)
9. BEARINGS SHOWN ARE ROTATED TO MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83.
10. THE SOIL TYPE ON THE SITE IS 57C CLASS. CHILLUM SILT LOAM, 8 TO 15 PERCENT SLOPES.

This Forest Stand Delineation was prepared by a qualified professional as per the requirements of the Maryland Forest Conservation Act of 1991 (COMAR 08.19.06.01)

Qualification Letter Dated July 1, 2004

Signed *Ken West* Date 06-08-07
Ken West PE, PLS



OWNER/CONTACT PERSON:
MR. CLAUDIO JOSEPH
MCS CONSTRUCTION
588S HUBBARD RD,
ROCKVILLE, M.D. 20852
301-984-0303 (PH)
301-984-0660 (FAX)

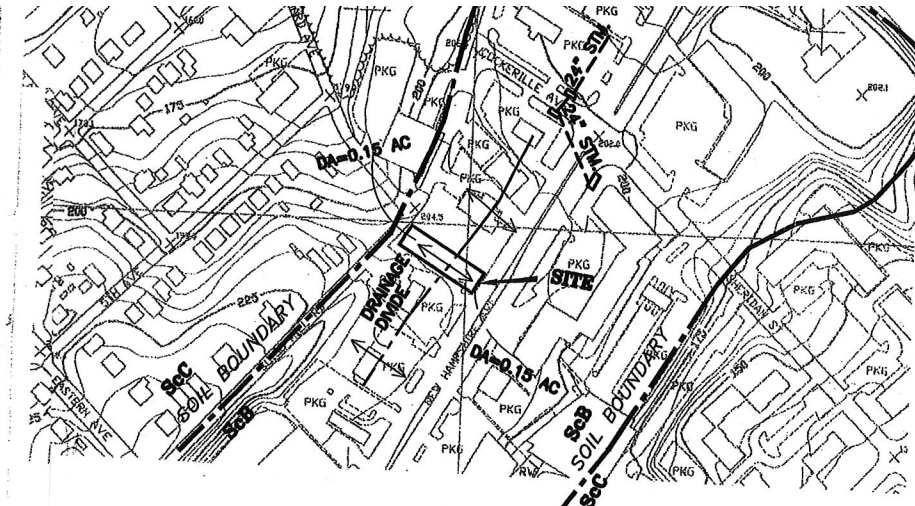
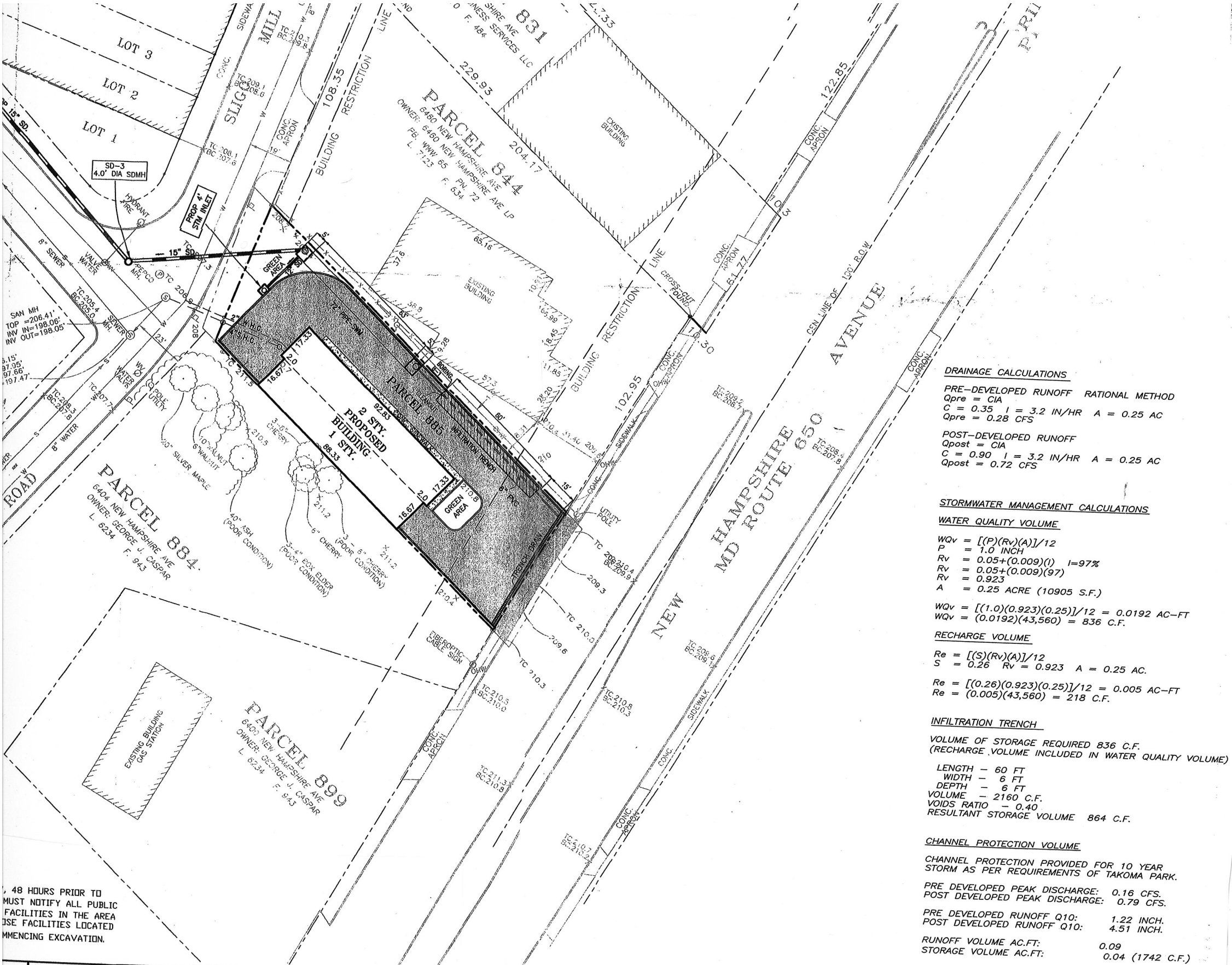
DRAWN	F.K.
DESIGNED	K.WEST
CHECKED	A.HUSBAND
SCALE	1"= 30'

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6450 NEW HAMPSHIRE AVENUE
TAKOMA PARK

NRI/FSD PLAN
PARCEL 885
MONTGOMERY COUNTY, MARYLAND

DATE	05/06/06
SHEET	1 OF 1
JOB No.	06-035



DRAINAGE AREA MAP
NOT TO SCALE

DRAINAGE CALCULATIONS

PRE-DEVELOPED RUNOFF RATIONAL METHOD
Qpre = CIA
C = 0.35 I = 3.2 IN/HR A = 0.25 AC
Qpre = 0.28 CFS

POST-DEVELOPED RUNOFF
Qpost = CIA
C = 0.90 I = 3.2 IN/HR A = 0.25 AC
Qpost = 0.72 CFS

STORMWATER MANAGEMENT CALCULATIONS

WATER QUALITY VOLUME

$WQv = [(P)(Rv)(A)]/12$
P = 1.0 INCH
Rv = 0.05+(0.009)(I) I=97%
Rv = 0.05+(0.009)(97)
Rv = 0.923
A = 0.25 ACRE (10905 S.F.)

$WQv = [(1.0)(0.923)(0.25)]/12 = 0.0192 \text{ AC-FT}$
 $WQv = (0.0192)(43,560) = 836 \text{ C.F.}$

RECHARGE VOLUME

$Re = [(S)(Rv)(A)]/12$
S = 0.26 Rv = 0.923 A = 0.25 AC.

$Re = [(0.26)(0.923)(0.25)]/12 = 0.005 \text{ AC-FT}$
 $Re = (0.005)(43,560) = 218 \text{ C.F.}$

INFILTRATION TRENCH

VOLUME OF STORAGE REQUIRED 836 C.F.
(RECHARGE VOLUME INCLUDED IN WATER QUALITY VOLUME)

LENGTH - 60 FT
WIDTH - 6 FT
DEPTH - 6 FT
VOLUME - 2160 C.F.
VOIDS RATIO - 0.40
RESULTANT STORAGE VOLUME 864 C.F.

CHANNEL PROTECTION VOLUME

CHANNEL PROTECTION PROVIDED FOR 10 YEAR
STORM AS PER REQUIREMENTS OF TAKOMA PARK.

PRE DEVELOPED PEAK DISCHARGE: 0.16 CFS.
POST DEVELOPED PEAK DISCHARGE: 0.79 CFS.

PRE DEVELOPED RUNOFF Q10: 1.22 INCH.
POST DEVELOPED RUNOFF Q10: 4.51 INCH.

RUNOFF VOLUME AC.FT: 0.09
STORAGE VOLUME AC.FT: 0.04 (1742 C.F.)

GENERAL NOTES

ZONING - COMMERCIAL
TOTAL AREA OF PROPERTY = 0.278 AC (12,093 S.F.)
AREA OF DEDICATION = 0.027 AC (1,188 S.F.)
SITE AREA = 0.251 AC (10,905 S.F.)

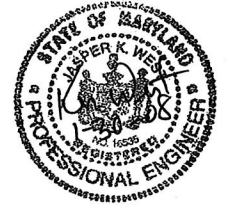
AREA OF BUILDING = 0.069 AC (3,026 S.F.)
AREA OF PAVEMENT = 0.174 AC (7,579 S.F.)
TOTAL AREA OF IMPERVIOUS = 0.243 AC (10,605 S.F.)
PERCENTAGE OF IMPERVIOUS = 97%
SOILS GROUP - ScB (SASSAFRAS-URBAN COMPLEX) 100%
HYDROLOGIC GROUP B

UNIFIED SIZING CRITERIA

REQUIREMENT	VOLUME REQUIRED	VOLUME PROVIDED	NOTES
WATER QUALITY VOLUME	836 C.F.	882 C.F.	
RECHARGE VOLUME	218 C.F.	218 C.F.	THIS VOLUME INCLUDED IN WATER QUALITY STORAGE
CHANNEL PROTECTION VOLUME	1742 C.F.	1840 C.F.	CHANNEL PROTECTION VOLUME PROVIDED FOR 10 YEARS STORM EVENT.
OVERBANK FLOOD PROTECTION VOLUME	0	0	NOT REQUIRED
EXTREME FLOOD VOLUME	0	0	NOT REQUIRED

INFILTRATION TEST RESULTS

Boring No.	Test Depth (ft)	Infiltration Rate (inch/hr)
B-1	8.5	0.1
B-2	8.5	3.0
B-3	8.5	3.0



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SCALE

F.K.
KW
A.A.H.
1"=30'

WCG

4424 MONTGOMERY AVENUE
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ENGINEERS
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STORMWATER MANAGEMENT CONCEPT
PARCEL 885
MONTGOMERY COUNTY, MARYLAND

DATE 10/10/07
SHEET 1 OF 1
JOB No. 06-035